

**MINUTE OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS, SEAL BEACH MUTUAL ONE,
A COMMON INTEREST DEVELOPMENT, CC1350, 1351(c) (4), et al
March 23, 2017**

Following the open forum for shareholders to address the Board, the Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual One was called to order by President Luther-Stark at 9:15 a.m. on Thursday, March 23, 2017, in Conference Room A of the Administration Building, followed by the *Pledge of Allegiance*.

ROLL CALL

Present: President Luther-Stark, Vice President Collazo, Secretary Gambol, CFO Schweitzer, and Directors Barreras, Merritt, Holzer and Singer

GRF Representative(s): Mrs. Perrotti and Mr. Stone

Guests: Seven shareholders of Mutual One

Staff: Ms. Hopkins, Mutual Administration Director
Ms. Miller, GRF Director of Finance
Mr. Antisdell, Building Inspector
Mrs. Whitlock, Recording Secretary

President Luther-Stark introduced and welcomed the staff members and guests.

President Luther-Stark reported that effective March 23, 2017, Director Rahming has resigned from her seat on the Mutual One Board of Directors. Upon a MOTION duly made by Director Holzer and seconded by Secretary Gambol, it was

RESOLVED, To regretfully accept the resignation of Director Rahming from the Mutual One Board of Directors, effective March 23, 2017.

The MOTION passed.

President Luther-Stark stated that due to the recently vacated seat, she recommended that JoAnn St. Aubin be considered for appointment on Mutual One Board and serve the remainder of former Director Rahming's term, which ends June 2018.

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Secretary Gambol, it was

RESOLVED, To accept the appointment of JoAnn St. Aubin as a Director on the Mutual One Board for the remainder of Ms. Rahming's 2016-2018 term, effective March 23, 2017.

The MOTION passed.

MINUTES

President Luther-Stark asked if there were any corrections to the Regular Board Meeting minutes of February 23, 2017. A correction was noted on page 1: the motion for Andre Landscape should read, "RESOLVED, To allow Andre Landscape to work in Mutual One on Saturdays, with permission."

A correction was noted on page 2: the amount of approval for the reconstruction of sidewalks should be \$27,000 and not \$20,000. The minutes were approved as corrected.

BUILDING INSPECTOR'S REPORT

Inspector Antidel presented his report (attached).

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Director Barreras, it was

RESOLVED, To approve hiring M. J. Jurado to patch the unfinished sewer line area and pay M. J. Jurado from Empire Pipe Cleaning's existing contract.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Merritt and seconded by Director Holzer, it was

RESOLVED, To purchase and place two 24" mirrors, as a test, in the Mutual carports, starting in Space No. 13. Inspector Antidel will provide an update to the Board at a future meeting.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Secretary Gambol, it was

RESOLVED, To obtain bids for the replacement of wooden electrical meter doors with new metal electrical meter doors throughout Mutual One.

The MOTION passed.

Inspector Antidel left the meeting at 9:50 a.m.

GUEST SPEAKER

Ms. Miller reviewed the Financial Statements of the year ending December 31, 2016, and proposed Accountant's Report as submitted by NSBN LLP.

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Director Singer, it was

RESOLVED, That the Board of Directors of Seal Beach Mutual One, upon a presentation of the Financial Statements as of December 31, 2016, the year then ended, and the proposed Accountant's Report as submitted by NSBN LLP, hereby accepts the above mentioned Financial Statements and reports therein.

The MOTION passed.

Ms. Miller left the meeting at 10:14 a.m.

President Luther–Stark called a break from 10:15 a.m. to 10:25 a.m.

PRESIDENT'S COMMENTS

President Luther-Stark updated the Board on the activity in the Mutual (attached).

VICE PRESIDENT'S REPORT

Vice President Collazo verbally presented his report.

SECRETARY'S REPORT

Following a discussion, and upon a MOTION duly made by Secretary Gambol and seconded by Director Holzer, it was

RESOLVED, To approve Unit 5–D temporary use of carport space and storage at Carport 1, Space 44; and Unit 16–H temporary use of carport space and storage at Carport 3, Space 30.

The MOTION passed.

CHIEF FINANCIAL OFFICER'S REPORT

CFO Schweitzer reviewed the *Financial Statement Recap for February 28, 2017* (attached).

MUTUAL ADMINISTRATION MANAGER'S REPORT

Ms. Hopkins presented her Mutual Administration activity reports (attached).

Ms. Hopkins also passed out a flyer on proper disposal of hazardous materials and recycling items.

Following a discussion, and upon a MOTION duly made by Director Holzer and seconded by Secretary Gambol, it was

RESOLVED, To place in the LW Weekly, the colored-flyer of proper disposal of hazardous materials and recycling items, not to exceed \$250.00.

The MOTION failed with six "no" votes (Collazo, Schweitzer, Barreras, Merritt, Singer, St. Aubin) and two "yes" votes (Holzer and Gambol).

GRF REPRESENTATIVE REPORT

GRF Representatives Perrotti reported on various GRF activities (attached).

Mr. Stone reported on various GRF activities.

COMMITTEE REPORTS

Carport/Parking

Vice President Collazo reported that the towing policy for Mutual One is being reviewed by the attorney.

Landscape

Advisory Director Almeida reported on the Landscape Committee working on bids for the new landscape contract.

Physical Properties

Director Barreras provided a verbal report on various projects throughout the Mutual.

Town Hall Committee

Director Singer reported that arrangements have been made for the upcoming Town Hall Meeting.

Following a discussion, and upon a MOTION duly made by Director Singer and seconded by Director Barreras, it was

COMMITTEE REPORTS (continued)

Town Hall Committee (continued)

RESOLVED, To provide Director Singer with \$100 for the purchase of donuts and refreshments for the next scheduled Town Hall Meeting.

The MOTION passed.

Welcome Wagon Committee

Director Merritt provided a report on various activities of the Welcome Wagon Committee.

OLD BUSINESS

It is the consensus of the Board to carry the following items to next month's meeting:

- a. Reconsider Policy 7502.01.1 – Vehicle Parking Policy & Fines (GRF Policy 1927-37)
- b. Reconsider Service Maintenance changing overhead fluorescent lights with LED lighting

NEW BUSINESS

It is the consensus of the Board to carry the following items to next month's meeting:

- a. Consider a policy not allowing portable washing machines in kitchens or bathrooms. Review and discuss Policy 7407.1 – Washers and Dryers in Units.

Following a discussion, and upon a MOTION duly made by Vice President Collazo and seconded by Director Barreras, it was

RESOLVED, To adopt Policy 7549 – Lockout Procedures on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

Following a discussion, and upon a MOTION duly made by Vice President Collazo and seconded by Director Barreras, it was

NEW BUSINESS (continued)

RESOLVED, To rescind Policy 7512 – Guarantor Agreement on a preliminary basis until the 30-day posting period is completed.

The MOTION passed.

DIRECTORS' COMMENTS

President Luther-Stark reported that the 1st Annual Mutual Party has been scheduled for June 17, 2017 in Clubhouse One, and will be hosted by the Board of Directors. More information to follow.

President Luther-Stark posed a question to the Board as requested by the Golden Rain Foundation, "What change would you like to see in Leisure in 1 year; 5-years; and 10-years?"

Several Board Members provided the following suggestions:

1 year (immediately)

- Allow age-appropriate guests access to pool, gym, etc., and pay a fee
- See age requirement for shareholders increase from 55 to 65
- Immediately – see more parking spaces made for Mutuals
- Add a 10' x 10' green space with benches for socializing
- Charge fee to shareholders for use of golf course and pool
- See more handicap parking spaces in Mutual One

5 years

- Build a new gym and indoor pool
- Build Olympic-size pool
- Painting the outside of buildings

10 years

- Painting the outside of buildings
- Increase parking spaces in Mutual
- Enclosing the pool and allowing people to come in for a fee

ADJOURNMENT

There being no further business to conduct, President Luther-Stark adjourned the meeting at 11:42 a.m. and announced an Executive Session would follow to discuss member issues.



Attest

Donna Gambol, Secretary
SEAL BEACH MUTUAL ONE

lw:3/23/17

Attachments

**NEXT BOARD MEETING: April 27, 2017 at 9:15 a.m.
Administration Building Conference Room A**

**RESOLUTIONS IN THE REGULAR
MONTHLY MEETING MARCH 23, 2017**

- 03/23/17 RESOLVED, To regretfully accept the resignation of Director Rahming from the Mutual One Board of Directors, effective March 23, 2017.
- RESOLVED, To accept the appointment of JoAnn St. Aubin as a Director on the Mutual One Board for the remainder of Ms. Rahming's 2016-2018 term, effective March 23, 2017.
- RESOLVED, To approve hiring M. J. Jurado to patch the unfinished sewer line area and pay M. J. Jurado from Empire Pipe Cleaning's existing contract.
- RESOLVED, To purchase and place two 24" mirrors, as a test, in the Mutual carports, starting in Space No. 13. Inspector Antidel will provide an update to the Board at a future meeting.
- RESOLVED, To obtain bids for the replacement of wooden electrical meter doors with new metal electrical meter doors throughout Mutual One.
- RESOLVED, That the Board of Directors of Seal Beach Mutual One, upon a presentation of the Financial Statements as of December 31, 2016, the year then ended, and the proposed Accountant's Report as submitted by NSBN LLP, hereby accepts the above mentioned Financial Statements and reports therein.
- RESOLVED, To approve Unit 5-D temporary use of carport space and storage at Carport 1, Space 44; and Unit 16-H temporary use of carport space and storage at Carport 3, Space 30.
- RESOLVED, To provide Director Singer with \$100 for the purchase of donuts and refreshments for the next scheduled Town Hall Meeting.
- RESOLVED, To adopt Policy 7549 – Lockout Procedures on a preliminary basis until the 30-day posting period is completed.
- RESOLVED, To rescind Policy 7512 – Guarantor Agreement on a preliminary basis until the 30-day posting period is completed.

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 03/23/2017

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE DATE	COMP. DATE	CHANGE	RECENT INSPECTION	CONTRACTOR / COMMENTS
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	10/25/16 FRAM/ELEC/PLUM	BERGKVIST
3-A	WASHER/DRYER	BOTH	10/24/16	11/30/16	NO	11/22/16 FINAL	BERGKVIST
3-A	ELECTRICAL PANEL	BOTH	12/09/16	01/09/17	NO	01/27/17 FINAL	BERGKVIST
5-L	FLOORING	GRF	11/08/16	11/09/16	NO	NONE	GUNDERSON CARPET
11-E	FLOORING	GRF	03/20/17	04/20/17	NO	NONE	KARYS CARPET
12-G	COUNTER TOP/TUB	BOTH	02/27/17	05/12/17	NO	NONE	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	NONE	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	FRAMING/ELE 12-12-16	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	12/14/16 INSULATION	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	12/15/16 DRYWALL	LOS AL BLDRS
13-F	FLUSH BEAM	BOTH	10/06/16	12/31/16	NO	01/05/17 FINAL	LOS AL BLDRS
18-B	SHOWER CUT DOWN	BOTH	01/04/17	01/05/17	NO	01/17/17 FINAL	NU KOTE
22-G	FLOORING	GRF	11/15/16	12/15/16	NO	01/17/17 FINAL	KARYS CARPET
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	NONE	NATIONWIDE PAINTING
23-F	REMODEL/ADDITION	BOTH	10/15/16	04/15/17	NO	01/26/17 UNDERGROUND	NATIONWIDE PAINTING
23-R	FLOORING	GRF	02/20/17	03/30/17	NO	NONE	KARYS CARPET
24-A	WINDOWS	BOTH	01/10/17	02/10/17	NO	01/19/17 FINAL	SWENMAN
24-A	FLOORING	GRF	12/29/17	01/29/17	NO	01/12/17 FINAL	KARYS CARPET
26-L	HEAT PUMP	BOTH	01/12/17	04/12/17	NO	01/27/17 FINAL	GREENWOOD
27-E	DRYWALL	BOTH	01/09/16	02/10/17	NO	NONE	BERGKVIST
29-L	COUNTER TOPS	BOTH	02/07/17	02/28/17	NO	NONE	KONRAD
30-B	SHOWER CUT DOWN	BOTH	11/29/16	12/29/16	NO	02/07/17 FINAL	NU-KOTE
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	NONE	KRESS
35-H	DUET HEAT PUMP	BOTH	12/22/16	01/22/17	NO	01/27/17 FINAL	GREENWOOD
31-G	REMODEL/ADDITION	BOTH	10/12/16	03/30/17	NO	11/10/16 UNDERGROUND	KRESS
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	11/07/16 PLUMBING/ELE	BJ & COMPANY
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	12/02/16 FINAL	BJ & COMPANY
35-H	SHOWER/WASHER/DRYER	BOTH	10/17/16	11/30/16	NO	11/10/16 HOT MOP	BJ & COMPANY
36-C	STOVE TOP	GRF	02/14/17	03/19/17	NO	03/07/17 FINAL	NATIONWIDE
43-E	PATIO RESURFACE	GRF				02/15/17 FINAL	STONEWAYS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	NONE	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	08/15/16 FOOTINGS	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	NO	09/23/16 FRAM/PLUM/ELEC	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/04/16 DRYWALL	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	10/07/16 SCRATCH COAT	ALPHA MASTER BLDRS
46-G	REMODEL/ADDITION	BOTH	08/08/16	02/08/17	YES	01/17/17 FINAL	ALPHA MASTER BLDRS
46-G	HEAT PUMP	BOTH	09/01/16	12/01/17	NO	NONE	YES
47-B	WINDOWS DECO BLOCKS	BOTH	03/07/17	05/25/17	NO	NONE	LW DÉCOR
50-H	FLOORING	GRF	02/10/17	03/10/17	NO	03/14/17 FINAL	KARYS CARPET
52-E	SLIDER WINDOW	BOTH	12/27/16	01/27/16	NO	01/19/17 FINAL	SWENMAN
55-I	PATIO CARPET	GRF	11/28/16	12/28/16	NO	1/12/2017 FINAL	LW DÉCOR
57-H	FLOORING	GRF	01/13/17	02/15/17	NO	01/27/17 FINAL	NATIONWIDE PAINTING
59-F	REMODEL KITCHEN	BOTH	01/16/17	02/28/17	NO	NONE	BERGKVIST
59-F	REMODEL KITCHEN	BOTH	01/16/17	02/28/17	NO	01/19/17 PLUM/ELECT/FRAM	BERGKVIST
62-C	COUNTER TOPS KIT/BATH	BOTH	02/03/17	02/28/17	NO	NONE	LW DÉCOR
64-E	FLOORING	GRF	03/10/17	04/10/17	NO	NONE	KARYS CARPET
65-G	REMODEL	GRF	02/20/17	04/28/17	NO	UNDERGROUND 03/14/17	BERGKVIST

ALL SHADED AREAS HAVE BEEN SIGNED OFF

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRY ANTISDEL

MUTUAL BOARD MEETING DATE: 03/23/2017

ESCROW ACTIVITY

UNIT #	NMI	PLI	NBO	FI	FCOEI	ROF	DOCUMENTS/COMMENTS
1-E		02/23/17					
1-F		07/02/16					
6-D		09/27/16					
6-G		04/17/15	03/16/16	03/18/16	04/01/16		
6-L		12/30/13					
7-E		11/13/15					
9-A		02/05/16					
10-E		03/03/15					
10-F		12/18/13					
11-C		02/18/16					
11-E		09/27/16	01/20/17				
11-H		12/19/16	01/06/17	01/09/17	01/23/17	02/23/17	
12-A		03/15/16	07/01/16	07/01/16	07/18/16	07/29/16	
12-G		03/23/16	08/10/16	09/23/16	10/07/16	11/22/16	
14-J		08/31/16					
18-J	12/9/2016						
20-D		01/18/14					
20-F		05/02/16					
21-G		10/01/14					
24-A		10/25/16	12/07/16	12/07/16	12/21/17	03/07/17	
28-D		02/19/16	04/18/16	04/25/16	05/09/16		
28-L		09/07/16					
29-A		03/29/16	06/27/16	06/28/16	07/13/16		
29-C		01/11/16					
30-B		09/27/16	10/19/16	10/19/16	11/02/16	01/26/17	
31-J		03/23/16	06/22/16	06/22/16	07/06/16	02/23/17	
35-E		02/16/17					
39-L		07/21/16	12/28/16	12/30/16	01/16/17		
41-A		11/14/16					
42-H		07/13/16					
44-B		12/22/16	01/23/17				
46-J		04/14/14					
48-D		04/27/16	07/22/16	07/22/16			
49-H		01/30/17	02/08/17	02/15/17	03/02/17		
49-L		12/19/16	02/15/17	02/16/17	03/03/17		
50-I		12/18/13					
50-H		08/24/16	12/28/16	12/30/16	01/16/17	02/23/17	
53-B		09/06/16	01/13/17				
52-L		02/09/16	03/21/16	03/23/16	04/06/16		
54-K		03/06/17					
57-H		11/14/16	12/19/16	12/29/16	01/13/17	02/07/17	
57-I		03/15/17					
59-I		07/25/16					
59-I	REDO NEW AGENT	09/23/16	01/18/17	01/19/17	02/02/17		
60-I		08/16/16					
62-C		11/22/16	01/11/17				
62-J		11/22/16	12/09/16	12/09/16	12/23/16	01/06/17	
63-J		06/28/13					
63-L		10/10/16	02/03/17				
64-C		06/30/16					
67-D		02/02/17					
68-H		03/25/16					
69-G		06/22/16					
70-I		03/14/16	03/18/16	03/29/16	04/12/16		

ALL SHADE AREAS HAVE BEEN SIGNED OFF

NMI = New Member Inspection PLI = Pre-Listing Inspection NBO = New Buyer Orientation
 FI = Final Inspection FCOEI = Final COE Inspection ROF = Release of Funds

INSPECTORS MUTUAL REPORT

MUTUAL : (01) ONE

INSPECTOR : JERRYANTISDEL

MUTUAL BOARD MEETING DATE: 03/23/2017

CONTRACTS 2016/2017	
CONTRACTOR	PROJECT
ERC ABATEMENT BLDGS. ARE ALL DONE !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	
NELSON PLUMBING THEY ARE AT BUILDING 70	
ANDRE LANDSCAPE FOR ROTARY NOZZLE REPLACEMENTS	
ANDRE LANDSCAPE FOR SCALPING OF ALL TURF AND RYE SEED APPLICATION BUILDINGS 1-70	
DIRT STILL NEEDS TO BE CLEANED UP BY EMPIRE AT LOCATIONS OF NEW CLEAN OUTS	

ALL SHADED AREAS HAVE BEEN COMPLETED

MUTUAL AND SHAREHOLDER REQUEST	
CALLS AND VISITS TO UNITS 72	
MIRRORS FOR CARPORTS 12 INCH TO 32 INCH COST RANGE FROM \$72.00 TO \$230.00 PER MIRROR AT LEAST 18	
REPLACEMENT OF ALL METER DOORS AT THE END OF ALL BUILDINGS COST \$850.00 X 70 = \$ 59,500.00	

Mutual One Board of Directors

Presidents Report by, Saundra Luther Stark March 23, 2017

Board Members, GRF Reps, Staff and guests:

I have a new found respect for our members. During our March inspections now, more than ever before, members have shown how much they care for where they live. They love living here and are so happy they just had to tell me. I noticed more neighbors talking, working in their flower beds, telling personal stories, just letting me know through a little small talk, that keeps our community thriving. I was very encouraged.

Speaking for myself, Directors Collazo and Holtzer, who have been on this board since 2012, have worked very hard in keeping our infrastructure in good working order. During inspections I have also received many compliments on all the work that we have done. They are taking notice.

Now, we are in an election year, where four members of our board will be up for re-election. It is always an exciting time to see who will remain and who will fill a seat. As my grandmother used to say... "stir the pot, it gets interesting".

The President's Council has been very active on issues that are making changes in all mutuals. Soon there will be notices to those shareholders that own more than one share of stock. As our attorney said, "The occupancy agreement states very clearly- you own one share in The Golden Rain Foundation". Hopefully these changes will be made without too much inconvenience.

Tomorrow the repiping project will be complete. 19 months and 70 buildings are done. Thankfully there were very few rainy days and I allowed them to rest on Thanksgiving, Christmas and New Year's. So everyone raise your right hand and pat yourself on the back. Job well done. We paid for and survived 3 years of projects!

Our mutual have lost many members. We offer sympathy for the families of Shirley Taylor, Anita Brandenberg, Margaret Houle, Harry Morton, Chon Chi Yi, Weiguang Qian, Christina Marciani, Philip Menzes, Michael Rania, Catherine Palmeri, Eileen Hernandez and Morey Desisto.

P.O. Box 2069
 Seal Beach CA 90740

Feb Actual	Feb Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,694	198,694	Carrying Charges	397,389	397,388
89,641	89,642	Reserve Funding	179,283	179,284
288,336	288,336	Total Regular Assessments	576,671	576,672
3,229	3,334	Service Income	6,807	6,668
2,288	3,334	Financial Income	4,912	6,668
4,207	3,165	Other Income	6,712	6,330
9,724	9,833	Total Other Income	18,431	19,666
298,060	298,169	Total Mutual Income	595,103	596,338
122,118	122,118	GRF Trust Maintenance Fee	244,236	244,236
17,761	22,274	Utilities	32,998	44,548
7,950	1,806	Professional Fees	8,614	3,612
93	42	Office Supplies	93	84
22,809	44,723	Outside Services	44,406	89,446
20,448	17,564	Taxes & Insurance	40,897	35,128
89,641	89,642	Contributions to Reserves	179,283	179,284
280,820	298,169	Total Expenses Before Off-Budget	550,526	596,338
17,240	0	Excess Inc/(Exp) Before Off-Budget	44,577	0
17,240	0	Excess Inc/(Exp) After Off-Budget	44,577	0
		Restricted Reserves		
(3,726)	0	Appliance Reserve Equity	33,203	0
6,667	0	Painting Reserve	395,831	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	203,711	0
0	0	Emergency Reserve Equity	473,717	0
66,308	0	Infrastructure Reserve	1,531,474	0
73,416	0	Total Restricted Reserves	2,981,194	0

INVESTMENT ACCOUNTS AND DESIGNATED USES - MUTUAL ONE
AS OF JANUARY 31, 2017

INSTITUTION	Total Available	USES									Total Uses		
		1320000	1330000	1365000	1375000	1376000	1377000	1181000	1122000				
		Appliance Reserve	Painting Reserve	Contingency Operat. Fund	Roofing Reserve	Emergency Reserve	Infrastructure Reserve	Tax Fund	General Investments				
CDAR - The Park National Bank 52 wk 0.45% 8/17/17	22,627.44	22,627.44		20,000.00				1,000.00			1,627.44	22,627.44	0.00
CDAR - Mechanics & Farmers Bank 52 wk 0.45% 10/12/17	241,413.36	241,413.36		20,000.00				1,000.00			220,413.36	241,413.36	0.00
CDAR - PrivateBank and Trust Company 52 wk 0.45% 10/12/17	59,101.20	59,101.20						2,000.00			57,101.20	59,101.20	0.00
CDAR - EagleBank 2 year 0.6% 7/26/18	61,575.50	61,575.50						60,000.00			1,575.50	61,575.50	0.00
CDAR - Pioneer Bank 2 year 0.6% 7/26/18	16,273.52	16,273.52						15,000.00			1,273.52	16,273.52	0.00
CDAR - The Park National Bank 2 year 0.6% 7/26/18	122,862.35	122,862.35						120,000.00			2,862.35	122,862.35	0.00
CDAR - Bank Independent 2 year 0.65% 8/30/18	238,266.74	238,266.74				137,000.00	626.91	100,000.00			639.83	238,266.74	0.00
CDAR - Merrick Bank 2 year 0.65% 8/30/18	62,701.78	62,701.78					533.40	62,000.00			168.38	62,701.78	0.00
CDAR - EverBank 2 year 0.65% 9/27/18	53,144.61	53,144.61					3,001.89	50,000.00			142.72	53,144.61	0.00
CDAR - Manufacturers Bank 2 year 0.65% 9/27/18	7,019.10	7,019.10						7,000.25			18.85	7,019.10	0.00
CDAR - Revere Bank 2 year 0.65% 9/27/18	240,654.81	240,654.81		100,000.00	100,000.00		2,008.55	38,000.00			646.26	240,654.81	0.00
CDAR - Carolina Bank 2 year 0.65% 10/25/18	60,133.71	60,133.71					59,999.75				133.96	60,133.71	0.00
CDAR - FirstCapital Bank of Texas, N.A. 2 year 0.65% 10/25/18	240,534.83	240,534.83					238,000.25	1,999.75			534.83	240,534.83	0.00
Total FFB	3,924,897.75	25,000.00	317,525.83	328,661.25	315,623.06	404,754.40	1,595,172.51	0.00	938,260.70	3,924,897.75			
US Bank													
Impound MM	0.04%	424,005.87	424,005.87						424,005.87			424,005.87	0.00
Restricted MM	0.04%	69,429.59	69,429.59	15,594.50		12,517.38		175,893.04			204,004.92	134,575.33	*
Non-Restricted MM	0.02%	157,069.22	157,069.22	8,203.37	339.89		205.76			13,744.87	22,493.89	(134,575.33)	*
Total USBank		650,504.68	8,203.37	15,594.50	339.89	12,517.38	205.76	175,893.04	424,005.87	13,744.87	650,504.68		
Totals		4,783,284.78	33,203.37	395,831.01	343,258.14	364,264.44	473,716.74	1,771,065.55	424,005.87	977,949.66	4,783,284.78	0.00	
											4,783,284.78		
											0.00		

* \$4.67 interest transfer pending (restricted to non-restricted)
* \$134,580.00 ERC & John Nelson Pumping transfers in transit (non-restricted to restricted)

P.O. Box 2069
 Seal Beach CA 90740

Jan Actual	Jan Budget		2017 Y-T-D Actual	2017 Y-T-D Budget
198,694	198,694	Carrying Charges	198,694	198,694
83,641	89,642	Reserve Funding	83,641	89,642
282,336	288,336	Total Regular Assessments	282,336	288,336
3,578	3,334	Service Income	3,578	3,334
2,625	3,334	Financial Income	2,625	3,334
2,505	3,165	Other Income	2,505	3,165
8,707	9,833	Total Other Income	8,707	9,833
291,043	298,169	Total Mutual Income	291,043	298,169
122,118	122,118	GRF Trust Maintenance Fee	122,118	122,118
15,237	22,274	Utilities	15,237	22,274
664	1,806	Professional Fees	664	1,806
0	42	Office Supplies	0	42
21,597	44,723	Outside Services	21,597	44,723
20,448	17,564	Taxes & Insurance	20,448	17,564
83,641	89,642	Contributions to Reserves	83,641	89,642
263,706	298,169	Total Expenses Before Off-Budget	263,706	298,169
27,337	0	Excess Inc/(Exp) Before Off-Budget	27,337	0
27,337	0	Excess Inc/(Exp) After Off-Budget	27,337	0
		Restricted Reserves		
(651)	0	Appliance Reserve Equity	36,929	0
6,667	0	Painting Reserve	389,164	0
0	0	Contingency Operating Equity	343,258	0
4,167	0	Roofing Reserve	199,544	0
0	0	Emergency Reserve Equity	473,717	0
66,308	0	Infrastructure Reserve	1,465,166	0
76,491	0	Total Restricted Reserves	2,907,778	0

Mutual Administration Director's Report

March 2017

Bus Information Classes

Learn all about the Transportation options available to everyone here inside our Leisure World Community.

Informational and instructional classes are held monthly:

Date: 1st Thursday of the Month

Time: 10:00 A.M. & 6:00 P.M.

Location: Clubhouse 3, Room 3

These classes provide information about the lettered Minibuses, their routes and time tables. Information is also presented about the local area city and county transportation options available to shopping, medical, entertainment and regional transportation centers.

Access/Handicap bus options will also be covered.

**For more information contact Grant Winford
at (562) 431-6586, extension 372.**

Free Minibus & Access Lift Bus Service

The Golden Rain Foundation has a fleet of blue and white minibuses for your transportation needs. Minibuses are conveniently routed throughout Leisure World and the Seal Beach Village Shopping Center, adjacent to the community.

Minibus Schedule Information

Minibus Service Hours:

Monday - Friday 7:30 a.m. to 6:35 p.m.

Saturday, Sunday and Holidays 7:45 a.m. to 6:35 p.m.

Free Minibus service on the community's easily recognizable blue and white minibuses is available seven days a week. The daily fixed routes circulate within the community and will stop to pick up passengers standing or sitting at nearly any safe location along the scheduled routes... *just wave your arms to get the drivers attention.* Fixed route Minibus service aboard the blue and white minibuses is available seven (7) days a week.

Minibus Orientation and Information

Monthly orientation classes are held to acquaint shareholders with the Golden Rain Foundation's Minibus service and schedules, and also the other varied transportation options available to the Leisure World community. The Minibus Orientations are scheduled on the 1st Thursday of every month in Clubhouse 3. Orientation dates and times are published in "The News", or you may call (562) 431-6586, ext. 372 for more information.

Access Wheelchair Bus Information

The Golden Rain Foundation Access Bus is a service available by reservation for those shareholders within the community who are unable to use the regular Minibus service due to mobility challenges. The Golden Rain Foundation Access Bus only provides service within the Leisure World Community and the adjacent Seal Beach Village Shopping Center.

Access Bus Service Hours:

Monday-Saturday 7:45 a.m. to 4:00 p.m. (Return trip must begin by 3:40 p.m.)

Sundays 7:15 a.m. to 1:00 p.m. (Return trip must begin by 12:40 p.m.)

Reservations are required for Access bus service and can ONLY be made a maximum of three days in advance. If possible, return trips should be scheduled at the same time as

the pickup reservation. Return trips that are not pre-scheduled will be made on a "time-available" basis.

Please call (562) 431-6586, ext, 379 at anytime, 24/7, to schedule a reservation.

Access Bus Service and Safety Information

- The Access bus can accommodate two (2) wheelchairs.
- Companions or caregivers may accompany the Access Bus passenger. There are six (6) ambulatory seats.
- A wheelchair can be provided to an Access Passenger with limited mobility that may have difficulty stepping onto the Access Bus. This wheelchair is only for entering or exiting the Access bus.
- All wheelchairs and motorized units must have working brakes.
- Bus drivers are not allowed to enter any resident's apartment to pick up or drop off any passenger. Access passengers must be able to wait outside of their residence or provide their own caregiver / helper if assistance is needed.
- Bus drivers are not allowed to provide any "hands-on" assistance to passengers boarding or exiting any bus.
- PLEASE NOTE: The Access Bus will wait close to the passenger's home, but passengers must be able to get to the Access Bus and then to their destination. The Access Bus Driver will wait only five (5) minutes for a passenger appointment before leaving for another appointment. Late passengers will have to reschedule their appointment.

Other Transportation Shuttle Services

Health Care Center / Los Alamitos Medical Center Bus Schedule

The Health Care Center on Golden Rain Road provides daily shuttle service between their center and the Los Alamitos Medical Center Hospital, as well as the adjacent medical buildings and offices located near the Los Alamitos Medical Center. Service leaves hourly from the area in front of the Health Care Center on Golden Rain Road.

Hourly Service: Monday – Friday 9:00 a.m. to 4:00 p.m. (except 12 noon).

Appointments are not necessary for ambulatory passengers.

Seal Beach Senior Shopping Shuttle

The City of Seal Beach provides a daily scheduled shuttle service from select locations within the Leisure World Community (including the Amphitheater Hub) to the shopping centers north of Leisure World. Weekday service is provided to the Old Ranch Town Center (Ralphs / Target) and the Shops at Rossmoor (Sprouts / Kohls). A stop at the

GUIDE TO RECYCLING...

SEPARATING RECYCLE PRODUCTS FROM TRASH

CALMET (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags CANNOT be recycled. Please be sure to place recyclables from plastic bags into WHITE bin and place plastic bags into the GREEN trash bin.



RECYCLABLES

GLASS

- Clear
- Brown
- Green
- Liquor
- Soft Drink
- Juice & Food Jars



METAL

- Aluminum Foil
- Aerosol Cans (Empty)
- Food Cans & Lids
- Wire Coat Hangers
- Soda & Juice Cans



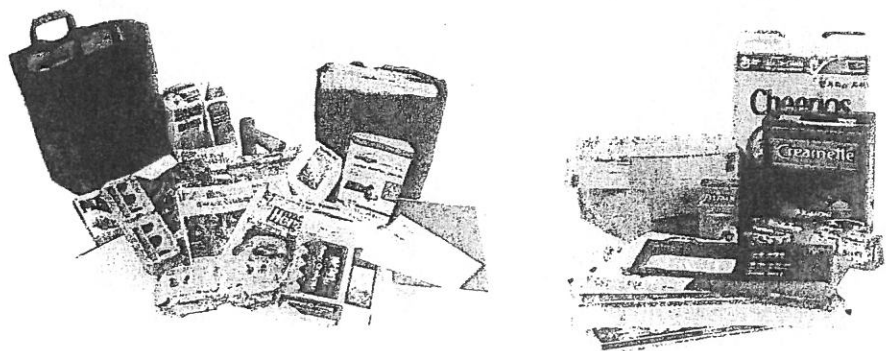
PLASTIC

- Milk Jugs
- Soda, Juice & Water
- Soap Bottles
- Containers with Numbers 1-7



PAPER

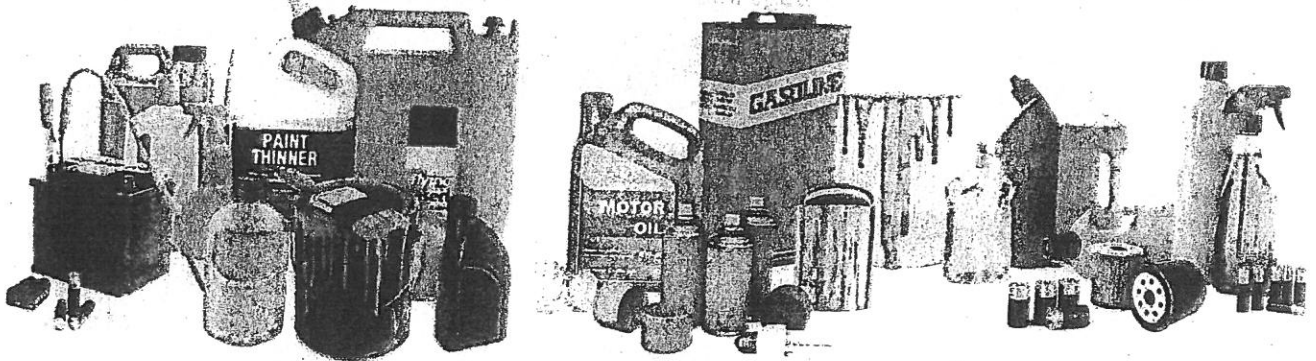
- Newspaper
- Junk Mail & Magazines
- Envelopes & Paper
- Wrapping Paper (non-metallic)
- Cereal Boxes
- Egg Cartons
- Paper Shopping Bags
- Phone Books
- Cardboard Boxes (flattened)
- Juice Drink Boxes



IT'S AGAINST THE LAW...

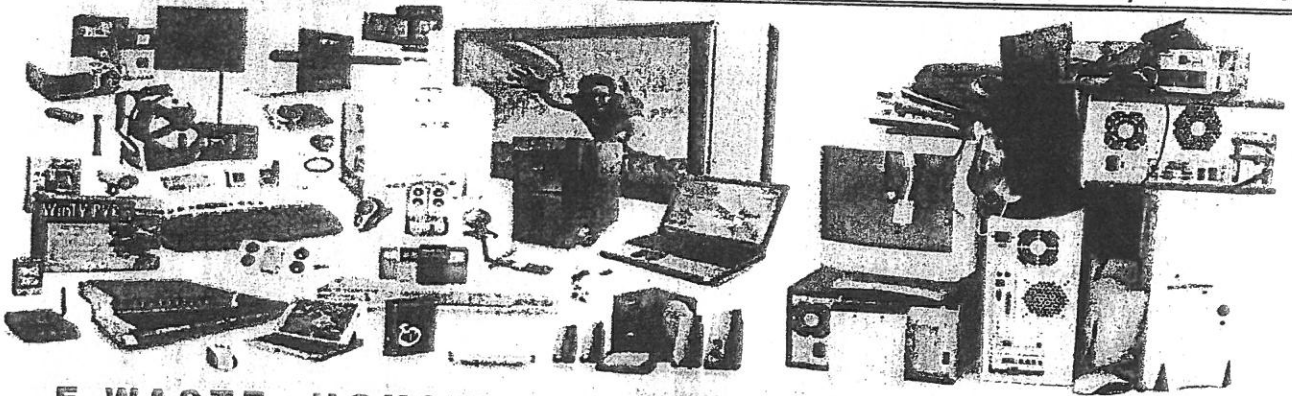
To place these items into either the GREEN or the WHITE Regular Waste Containers:

- Electronic Waste*
- Smoke Detectors
- Household Batteries*
- Paint Cans & All Paint Products
- Sharps
- Pesticides & Herbicides
- Auto Products
- Fluorescent/Light Bulbs*



HOUSEHOLD HAZARDOUS WASTE

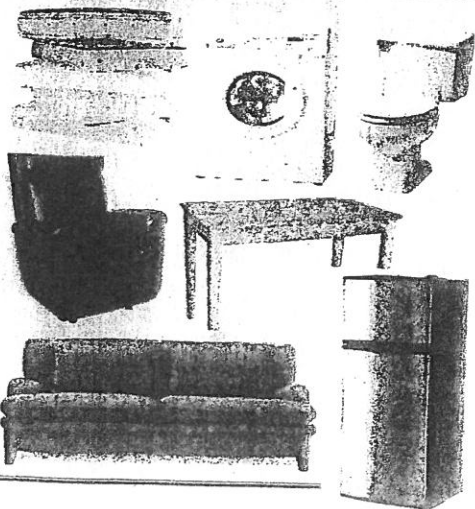
The law prohibits putting any hazardous liquids or hazardous waste materials in your regular waste containers. These waste items MUST be handled separately and taken to a Hazardous Waste Collection Center. Closest centers are: Rainbow Disposal, 714-847-3581 or the O.C. Integrated Waste Management Dept. 714-834-6752.



E-WASTE, HOUSEHOLD BATTERIES & LIGHTING

Instructions for proper disposing of the following items:

- E-Waste Service Maintenance Dept. 562-431-6586, x369
- Household Batteries Service Maintenance Dept. 562-431-6586, x369 or News Office
- Fluorescent/Light Bulbs Service Maintenance Dept. or Purchasing Office



LARGE ITEMS

Furniture, mattresses, water closets and other large items must be taken to the North-West corner of Leisure World. Travel North on Oak Hills Road, turn RIGHT into the Mini-Farm area. Please use the Resident Recycling Containers.

PLEASE NOTE: An assessment of \$30 per item will be brought against an individual or Mutual for leaving these items in or around bin areas. If you are not sure or have questions regarding proper disposal of these items, please ask your Building Captain or Mutual Director for clarification.



March 23, 2017

Dear Mutual One Shareholders and Members,

Spring is here! Recently, my husband and I took a day trip to see the wildflowers in Riverside and they are spectacular!! The result of our recent rains have produced such a beautiful sight, it is impossible to describe. The flowers are blooming in Leisure World, too. On your walks around the community....stop and smell the roses.

Following, is a recap of the GRF Committee meetings this month.

Security, Bus and Traffic Committee

The Committee moved to rescind Policies 3370-37, Vehicle Maintenance Program, 1911-37, One Way Streets and 1914-37, Restricted Parking-Accessible Parking spaces. The Committee voted to forward Policy 5533-37, Process Service to the GRF attorney for further review and edits. The Executive Director stated that he would draft a memo to all Mutual Presidents explaining GRF's position on parking on sidewalks and fire lanes. A PSA, long term notice for the LW Weekly News stating that Seal Beach Police Department is allowed into our community and will give citations for traffic violations will be published. The Interim Security Chief will prepare a memo to the Security staff regarding corrective and proper actions for inoperable vehicles in our community. The Fleet Manager reported that new magnetic, brightly colored letters on white background is on order to be used for bus route designation. The first Parking Violations Panel (PRV) was held on Monday, February 26, 2017.

Information Technology Systems

The Committee voted to remove the Resources page off of the Leisure World website, discuss it at a work study, and present an updated version of it for the Committee's review at the next scheduled meeting. Corrections were made to Policies 5051-34, 5050-34, and 5050.01-34 and will be forwarded to the Board of Director's for approval.

Strategic Planning Ad Hoc Committee

The Committee agreed to incorporate Board approved projects into the Ten-Year plan and present the final report to the Board and the Finance Committee for approval. The Committee approved renaming File Storage to Distribution (Capital and/or Reserve Projects). The following will be included in the 2017 Projects plan: Red Curbs, ID Cards, Generator, Fiber Optic Cable, Signage, Storm Drains and Signage at St. Andrews and North Gate. The Project Plans for 2018 will be reviewed and discussed at the next meeting. The Committee reviewed the draft of the LW Mission Statement as presented and agreed to the following:

The mission of our community is to establish programs and procedures for maintenance and improvement of LWSB facilities and recreation areas to:

- *Maintain aesthetically pleasing buildings, structures and landscaping;*
- *Promote a vibrant and healthy active adult community;*
- *Increase resident satisfaction with association facilities and recreation space;*
- *Promote resident participation in community activities and organizations;*
- *Maintain sound fiscal management to protect and preserve GRF assets.*

The President of the Mutuals' President's Council provided the Committee with Mutuals' feedback in developing the vision statement that included the following: large pool, dog park, kid's zone, a disaster program designed for Leisure World. The Council would like the following to be considered: Electric/small cars charging stations, condos or high rise buildings and management agreements/trusts rewriting.

Recreation Committee

The Committee voted to allow a shareholder to use the GRF swimming pool with 16" child swim fins as part of an aqua physical therapy program authorized by her physician. A contract was approved for Shlick Services, Inc to provide electrical upgrades needed to accommodate the installation of the new griddle at Clubhouse Two in the amount of \$4,412.18 and \$2500 for contingencies in the total amount not to exceed \$6912,18 from the Capital portion of the budget. The request will be forwarded to the Finance Committee for funding approval. The Committee voted to rescind policies 5561-50, Recreation Program and 1411.3-50, Maximum Room Capacities. The Committee voted to adopt Policies 1405-50, Literature-Community Facilities, 1471-50, Display of Trophies and Plaques, 1511-50, Dissemination of Information-Clubs, 1423-50 (change lifeguards to pool attendants). It was approved to add Saturday car sales to the Policy 1406-50, limitations on use and send it to the Policy Re-write Committee. The following policies will be sent to the Policy Re-write Committee: Policies 1422-50, Marquee; 5562-50, Amphitheater Program; 1202-50, Club Membership; 1466-50, Exercise Room Rules, Limitations and Etiquette; 1468-50, Pool Rules, Limitations and Etiquette; 1428-50, Clubhouse Artwork Displays; 1401-50, Use of Community Facilities; 1403-50, Commercial Use; 1422-50, Community Operations-Recreational Facilities; 1431-50, Liability Insurance Clubs; 1480-50, Arts and Crafts Festival; 1412.02-50, Smoking Prohibition; 1710-50, Adult Education; 1409-50, Amphitheater Dancing; 1485-50, Prohibition of Drones.

Publications Committee

The Publications Manager reported that 2000 shareholders have signed up for LW Live and will explore other methods for getting more participants. The Committee reviewed the LW Weekly Survey to determine how the LW Weekly News could better communicate with residents. It is the consensus of the committee not to approve proposed advertisement from California PCH, Marijuana Dispensary in the LW Weekly. Profiles was discussed and how the Publications Manager could find possible candidates for Profiles. The Committee voted to accept Policy 2569-36, Newspaper Services, Leisure World Live and forward to the Board for final approval. It is the consensus of the Committee to change the name of our newspaper publication from the Golden Rain News to LW Weekly. The following policies will be sent to the Policy Re-write Committee: 2867-36, Political, Government and Religious Advertising; 2868-36, Transportation Advertising; 2865-36, Public Service Announcement (PSA) Advertisement. The Committee voted to accept Policy 2866-36, Newspaper Services-Acceptable Bilingual Advertisements and forward to the BOD for approval.

Executive Committee

The Committee moved to adopt the Service Maintenance Supervisor job description 2299.7. The Committee moved to recommend to the Finance Committee review a \$50,000 non-budgeted salary revision to the Service Maintenance Department budget. The Committee moved to table the agenda item to appropriate money for the parking enforcement position. The Committee moved to

recommend to the Finance Committee to approve the non-budgeted capital funding request for the purchase of 29 LED, two head emergency lights with battery back-up at a cost of \$17.99 per unit, including tax totaling \$563.14 to be installed in Trust Building restrooms, specifically for the Administration Building, Amphitheater, Library, Friends of the Library, Clubhouse Two, Building Five and Clubhouse Six. The Committee concurred to rescind Policies 5505-30, Staff Communications; 5053-30, Guarantor Agreement Form; 2004-30, Staff Communication; 5029-30, Conflict of Interest-Directors and Officers; 1510-30, Dissemination of Information; 5603-30, Executive Sessions; 5100-30, Committee Functions, 5601:01-30, Rules of Order-Motion to Table; 5030-30, Responsibilities; 2005-30, Litigation Statement; 5080-30, Master Plan of Golden Rain Foundation. The Committee concurred to refer Policies 1021-30, Posting of Signs on Trust Property and 2609-30, Foundation Equipment to the Policy Re-write Committee.

Physical Property Committee

The Facilities Director stated that the St. Andrews Drive Four lane model is in the works and will be presented for the Committee's review at the next scheduled meeting. It was the consensus of the Committee to review the revised Community Wide Movement Study within the community at the next scheduled meeting. The Committee approved MJ Jurado to re-construct the Post Office stairs in the amount of \$9100 and send a request to the Finance Committee for funding approval. The BOD will determine the exact location of the stairs upon funding approval. The facilities director stated that the revised amphitheater parking lot and the designed Clubhouse Six parking lot design will be presented at an upcoming meeting. It was the consensus of the Committee to allow MJ Jurado to re-construct the drainage system at the intersection of Golden Rain Rd. and St. Andrews Dr. in the amount of \$49,500 with a 10% contingency. After discussion it was agreed to send this project out for bid to be in compliance with policy 5506-31. It was the consensus of the Committee to dissolve the Landscaping Sub-Committee. The following policies will be sent to the Policy Re-write Committee: 1350-70 and 5130-70 as charters.

Please contact me if you have any questions or concerns regarding GRF, or just to say hello.... I look forward to speaking with you.

Don't forget the Mutual One Town Hall meeting on April 2, 2017 in Clubhouse One at 3:00 pm. See you there!

Best regards,



Leah J. Perrotti
GRF Director, Mutual One

GRF 8 YEAR PROJECTS PLAN

Year 2016								
Reserve Funding	Approx. Funding \$			Beg. Time (in quarters)				
	Req. Funding \$		\$889,000.00	1	2	3	4	
	Projects	Streets Phase I		\$600,000.00	X			
		Service Maintenance/ Purchasing		\$50,000.00	X			
		Replace service maintenance woodshop						
		Replace equipment						
		Replace dust extraction system						
Replace work tables								
Service Maintenance (Capital and/or Reserve projects)		\$15,000	X					
Replacement of storage racks								
Clubhouse Four		\$224,000.00	X					
Flooring, the dais carpet to cover the wall divider, Dais drapes, LED Lighting,								
Painting interior floor (incl. the lobby floor), Lobby furniture,								
One power door and the glass front, Stone veneer, Replacement doors,								
The ADA approved upgrades to the dais area, Contingency fund								
Capital Funding	Approx. Funding \$			Beg. Time (in quarters)				
	Req. Funding \$		\$180,000.00	1	2	3	4	
	Projects	1.8 Acre		\$20,000.00				
		Area for club use (Annual lease) for servicing of shareholders golf carts						
		Addition of a concrete pad						
		Awning, Electrical, Storage shed						
		Service Maintenance/ Purchasing		\$25,000.00				
Insulate Purchasing building (spray foam)								
File Storage (Capital and/or Reserve projects)		\$35,000.00						
Administration "Vault" new file storage								
Administration Building (1st floor - Finance and Stock Transfer office)		\$100,000.00						
(Capital and/or Reserve projects)								
Carpet, Paint, Lighting, Replacement of work stations,								
New service counters (ADA friendly)								

Year 2017								
Reserve Funding	Approx. Funding \$		\$1,150,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$1,229,000.00	1	2	3	4	
	Projects	Streets Phase II		\$600,000.00			X	
		Main Gate Entrance		\$229,000.00		X		
Hardscape, Landscape, Fountain, Signage								
Clubhouse Two		\$400,000			X			
Lobby, Stage (repair existing), Restrooms, Multi-use Rooms,								
Parking, Exterior Paint, General Area, Kitchen, Wood shop,								
Roof, Shuffle Board Pavilion, Landscape, Flooring								
Capital Funding	Approx. Funding \$		\$300,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$375,000.00	1	2	3	4	
	Projects	Clubhouse Two (Needed Interior Improvements)		\$100,000.00			X	
		Storage cabinets, Stage, Curtains						
		Clubhouse Six		\$25,000.00	X			
		Air walls						
Multipurpose Court		\$250,000.00			X			
					(end)			
Building Five (Capital and/or Reserve projects)		\$55,000.00 (total)	To be completed at a later time					
Relocate Recreation offices (1st floor)		\$30,000.00						
Add a Purchasing Sales Center		\$25,000.00						

Year 2018								
Reserve Funding	Approx. Funding \$		\$1,200,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$1,055,000.00	1	2	3	4	
	Projects	Streets Phase III		\$500,000.00				
		Service Maintenance/ Purchasing (Capital and/or Reserve projects) Relocate underground fuel storage tanks		\$150,000.00				
		Amphitheater Stage, Lights, Sound, Restrooms, Blast door, Seating		\$200,000				
		News Building News offices, Break room, Roof, ITS offices, HR storage, Paint		\$50,000.00				
		North Gate Building		\$50,000.00				
		Clubhouse Five Physical Property office (small conf. room, break room), Security office, Conf. room B, Meeting room, Storage, Patio, Landscape, Recreation Office, Restrooms (1st & 2nd floors), Café, Council on Aging, Elevator, Parking		\$55,000.00				
		IT Server (1st floor Finance & Stock Transfer Office) (Capital and/or Reserve projects) Replace back-up server		\$50,000.00				
		Capital Funding						
Approx. Funding \$		\$300,000.00	Beg. Time (in quarters)					
Req. Funding \$		\$275,000.00	1	2	3	4		
Projects	Main Gate Building Security offices, Restrooms, Roof		\$125,000.00					
	Amphitheater Lighting Sound Curtains		\$150,000.00					

Year 2019								
Reserve Funding	Approx. Funding \$		\$1,200,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$950,000.00	1	2	3	4	
	Projects	Streets Phase IV		\$250,000.00				
		Buses Phase I		\$500,000.00				
Cushmans Phase I		\$200,000						
Capital Funding	Approx. Funding \$		\$300,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$250,000.00	1	2	3	4	
	Projects	St. Andrews Gate Building		\$50,000.00				
		Computer Lab Based upon available space portable building for a computer lab		\$150,000.00				
		Mini Farms		\$50,000.00				

Year 2020							
Reserve Funding	Projects	Approx. Funding \$	\$1,250,000.00	Beg. Time (in quarters)			
		Req. Funding \$	\$950,000.00	1	2	3	4
		Streets Phase IV	\$250,000.00				
		Cushmans Phase II	\$200,000.00				
		Golf Course Phase I Greens, Fairway, Lake, Landscape general, Trees, Irrigation, Retaining wall, Concrete paths	\$250,000				
		Service Maintenance Office, Locker rooms, Mechanics, Roof, Wood shop, Purchasing Department, General storage	\$125,000.00				
		Administration Stock Transfer office, Mutual Administration office, Conference room A, Break rooms (1st & 2nd floors), Board work room, Patio, Room, Finance office, General Administration office, Restrooms (1st & 2nd floors), Computer server room, Elevator, Parking	\$125,000.00				
Capital Funding	Projects	Approx. Funding \$	\$300,000.00	Beg. Time (in quarters)			
		Req. Funding \$	\$250,000.00	1	2	3	4
		Relocate Golf Starter Relocate Golf Starter to parking by Clubhouse One Portable building Walkways Benefit - would help free up parking in Clubhouse Six	\$100,000.00				
		5.5 Acres/ RV Storage	\$150,000.00				

Year 2021							
Reserve Funding	Projects	Approx. Funding \$	\$1,650,000.00 (total)	Beg. Time (in quarters)			
		Req. Funding \$	\$1,325,000.00	1	2	3	4
		Cushmans Phase III	\$200,000.00				
		Golf Course Phase II Greens, Fairway, Lake, Landscape general, Trees, Irrigation, Retaining wall, Concrete paths	\$125,000				
		Buses Phase II Three (3) buses	\$300,000.00				
		Clubhouse Three General Purpose Room (small kitchen), Video producers, Patio (front & rear), Roof, Flag veterans monument, Multi-use area, Restrooms, Sewing room, Parking, Exterior paint, Landscape, Elevator, Parking	\$400,000.00				
		Clubhouse Six Ping pong area, Fitness Center, Restrooms (1st & 2nd floors), Elevator, Parking, Roof, Multi-use rooms, Golden Age Found. Office, CARE apartment, Patio, Landscape	\$300,000.00				
Capital Funding	Projects	Approx. Funding \$	\$400,000.00	Beg. Time (in quarters)			
		Req. Funding \$		1	2	3	4

Year 2022								
Reserve Funding	Approx. Funding \$		\$1,300,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$1,050,000.00	1	2	3	4	
	Projects	Cushmans Phase IV		\$200,000.00				
		Library		\$250,000				
		Library, Restrooms, Computer stations, Paint (interior \$ exterior) Friends of the library, Patio, Roof						
		Library (Capital and/or Reserve projects) Carpet, Interior lighting, Interior and exterior paint, Replacement of main counter, Tile, Roof		\$100,000.00				
Pool Locker rooms, Major renovation/ replacement, Pool & spa		\$500,000.00						
Capital Funding	Approx. Funding \$		\$500,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$500,000.00	1	2	3	4	
	Projects	Pool Locker rooms, Major renovation/ replacement, Pool & spa		\$500,000.00				

Year 2023								
Reserve Funding	Approx. Funding \$		\$1,300,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$900,000.00	1	2	3	4	
	Projects	Clubhouse One Lobby, Kitchen, Multi-use rooms, Picnic area, Parking, Exterior paint, General area, Restrooms, Billiard rooms, Shuffle board pavilion, Wood shop, Landscape		\$350,000.00				
		Clubhouse One Needed interior improvements: Dropped ceiling, New wall between lobby and main room, Addition of storage closets, Central HVAC		\$200,000				
		Buses Phase III Two (2) buses		\$200,000.00				
		Fleet Trucks, Van, Forklift		\$150,000.00				
Capital Funding	Approx. Funding \$		\$400,000.00	Beg. Time (in quarters)				
	Req. Funding \$			1	2	3	4	
	Projects							

DRAFT 2-25-17

RESIDENT REGULATIONS

Lockout Procedures

The following will be in effect for units after the death of a shareholder/owner:

1. Death with Surviving Shareholder/Owner Living in the Unit

If the death of the shareholder/owner occurred at the unit and a surviving shareholder/owner is living in the unit at the time, a Bereavement Book will be left at the unit by Security.

If the death of the shareholder/owner occurred outside the unit and a surviving shareholder/owner is living in the unit at the time, a Bereavement Book will be provided by Foundation personnel at the time the death is reported.

2. Death of Sole Owner

a. Unattended Death

If death is unattended and the unit is sealed per law enforcement or coroner's order, then no one may access the unit until official next-of-kin determination is made by the coroner's office. Security will leave a Bereavement Book at the unit and place a knoblock on the door. If the door cannot accommodate a knoblock, a plywood sheet shall be affixed over the door. If someone comes forward as Trustee, non-resident co-owner or with other legal authority, Foundation personnel must check with the coroner's office before permitting access to the unit.

b. Attended Death

Security will identify on the DOA report those present at the time of death, including family members, hospice workers, caregivers, and other individuals. A Bereavement Book will be left at the unit. If someone present is identified as legal authority of the unit and can provide evidence of same, Security will instruct them to visit the Stock Transfer Office as soon as possible. Security will inform all persons present that no one may stay in the unit overnight without Mutual permission, unless they are a registered caregiver or co-occupant.

If legal authority is not established at the unit via documentary evidence, all persons present will be asked to leave the unit until legal authority is established at the Stock Transfer Office. From there, the unit will be knoblocked or a plywood sheet shall be affixed to the door. The exception to this is if a registered co-occupant or caregiver lives at the unit, or if Mutual permission is obtained.

RESIDENT REGULATIONS

Lockout Procedures

3. Reporting of Death to Mutual President

Shareholder/owner deaths shall be reported to the Mutual President within one (1) to two (2) business days with the following information:

- a. Name of decedent
- b. Date and location of death
- c. Identification of persons present at unit (if any)
- d. Name, relationship and contact information of surviving shareholder/owner (if any)
- e. Name, relationship and contact information of decedent's emergency contacts (if no surviving shareholder/owner is present at the unit)
- f. If legal authority has been established
- g. If/how the unit was secured
- h. If there are any registered co-occupants, caregivers or pets at the unit

DRAFT

MUTUAL ADOPTION

Mutual: _____ date

RESCIND ALL MUTUALS

RESIDENT REGULATIONS

Guarantor Agreement Form

GOLDEN RAIN FOUNDATION
a corporation

By _____

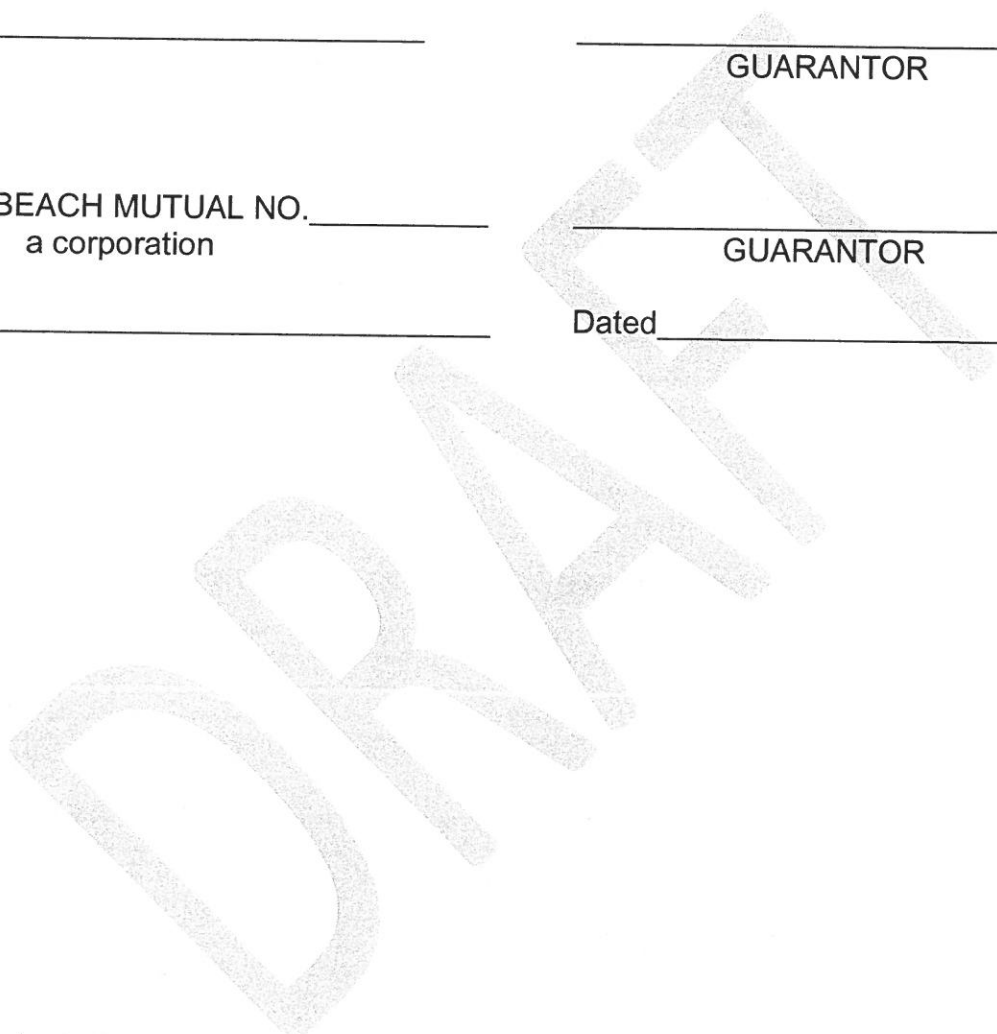
GUARANTOR

SEAL BEACH MUTUAL NO. _____
a corporation

GUARANTOR

By _____

Dated _____



GRB

Approved: 18 Dec 73

EMERGENCY PREPAREDNESS COMMITTEE
Eileen Merritt

The committee meeting went well with approximately 30 in attendance.

The goal – information, meet, and greet.

Ms. Luther-Stark gave an update on inspections.

Ms. Almeida gave an update on GRF and Mutual One.

An update was given on welcome bags activity.

Still need more GNA's
25 buildings – 3 representatives

Recommendations:

1. Earthquake insurance for Mutual One.
2. Require insurance for all, not just those with pets.
3. Add pet to emergency roster form (Eileen).

SIGN-IN SHEET

BOARD OF DIRECTORS MEETING

MUTUAL NO. ONE

DATE: MARCH 23, 2017

	SHAREHOLDER/GUEST NAME
1.	JoAnn St. Aubin
2.	Betty Jackson
3.	Betty Hacke
4.	Sheila Singer
5.	Dorothy Geisler
6.	Susan O'Brien
7.	Lien Bui
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